HOUSING MARKET INFORMATION

HOUSING NOW TABLES
BC Region

Date Released: Second Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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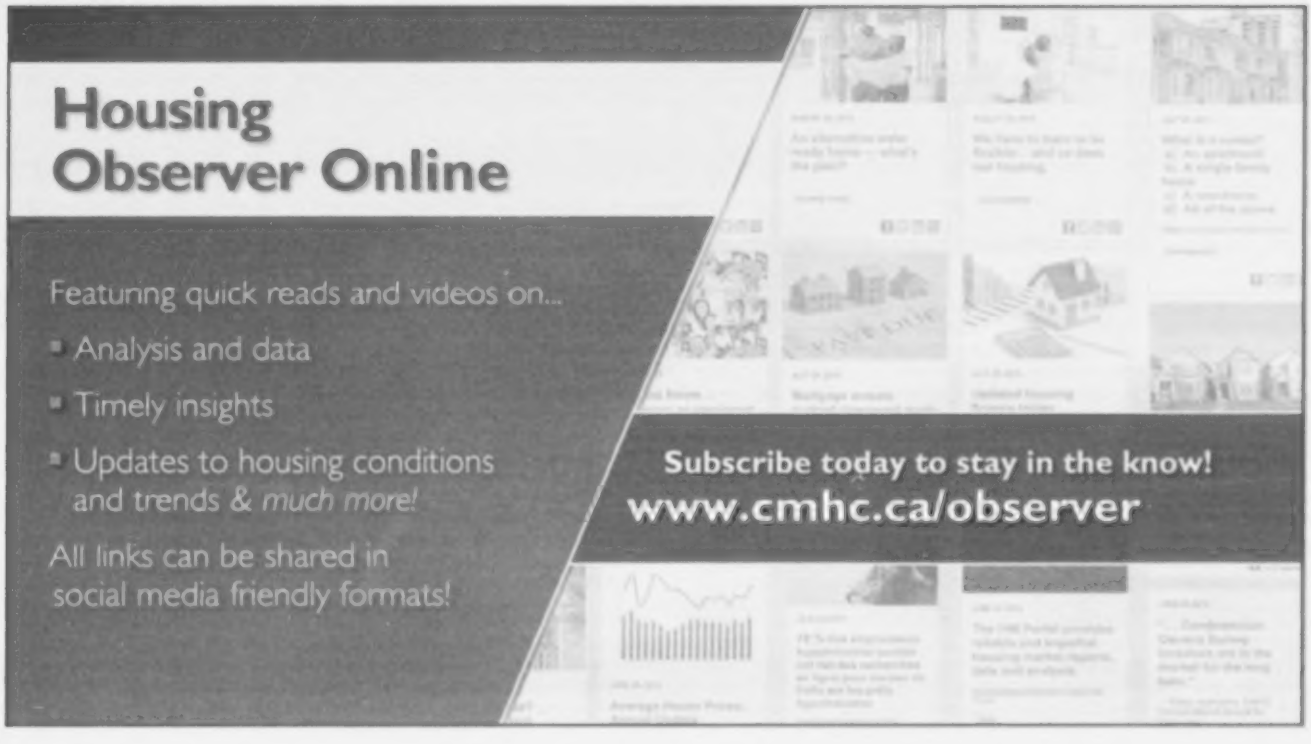
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HOUSING NOW REPORT TABLES

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1	Housing Starts (SAAR and Trend)
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2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
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3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
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5	MLS® Residential Activity
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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2017		
British Columbia	February 2017	March 2017
Trend[1], urban centres[2]	34,577	34,329
SAAR, urban centres[2]	27,904	44,725
	March 2016	March 2017
Actual, urban centres[2]		
March - Single-Detached	749	847
March - Multiples	2,407	2,741
March - Total	3,156	3,588
January to March - Single-Detached	2,187	1,876
January to March - Multiples	7,341	5,901
January to March - Total	9,528	7,777

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of British Columbia Region
First Quarter 2017

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2017	1,651	110	23	97	819	3,656	151	1,270	281	8,058
Q1 2016	1,926	141	31	59	1,077	3,615	204	2,475	488	10,016
% Change	-14.3	-22.0	-25.8	64.4	-24.0	1.1	-26.0	-48.7	-42.4	-19.5
Year-to-date 2017	1,651	110	23	97	819	3,656	151	1,270	281	8,058
Year-to-date 2016	1,926	141	31	59	1,077	3,615	204	2,475	488	10,016
% Change	-14.3	-22.0	-25.8	64.4	-24.0	1.1	-26.0	-48.7	-42.4	-19.5
UNDER CONSTRUCTION										
Q1 2017	7,529	506	166	405	4,125	25,018	767	10,086	1,837	50,529
Q1 2016	6,687	523	223	155	3,671	19,164	621	6,679	2,035	39,758
% Change	12.6	-3.3	-25.6	161.3	12.4	30.5	23.5	51.0	-9.7	27.1
COMPLETIONS										
Q1 2017	1,666	186	24	133	777	2,928	179	979	348	7,220
Q1 2016	1,747	171	53	54	1,051	3,620	160	1,166	313	8,335
% Change	-4.6	8.8	-54.7	146.3	-26.1	-19.1	11.9	-16.0	11.2	-13.4
Year-to-date 2017	1,666	186	24	133	777	2,928	179	979	348	7,220
Year-to-date 2016	1,747	171	53	54	1,051	3,620	160	1,166	313	8,335
% Change	-4.6	8.8	-54.7	146.3	-26.1	-19.1	11.9	-16.0	11.2	-13.4
COMPLETED & NOT ABSORBED										
Q1 2017	1,253	109	7	38	267	371	n/a	n/a	n/a	2,045
Q1 2016	897	81	16	26	277	1,058	n/a	n/a	n/a	2,355
% Change	39.7	34.6	-56.3	46.2	-3.6	-64.9	n/a	n/a	n/a	-13.2
ABSORBED										
Q1 2017	1,303	136	21	85	756	2,888	n/a	n/a	n/a	5,189
Q1 2016	1,644	158	24	49	1,017	3,530	n/a	n/a	n/a	6,422
% Change	-20.7	-13.9	-12.5	73.5	-25.7	-18.2	n/a	n/a	n/a	-19.2
Year-to-date 2017	1,303	136	21	85	756	2,888	n/a	n/a	n/a	5,189
Year-to-date 2016	1,644	158	24	49	1,017	3,530	n/a	n/a	n/a	6,422
% Change	-20.7	-13.9	-12.5	73.5	-25.7	-18.2	n/a	n/a	n/a	-19.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of British Columbia Region 2007 - 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2016	8,858	731	103	508	4,823	14,680	919	8,786	2,345	41,843
% Change	11.4	-4.2	-56.7	132.0	22.6	31.1	31.3	79.1	53.1	33.1
2015	7,953	763	238	219	3,935	11,200	700	4,906	1,532	31,446
% Change	5.2	-18.0	124.5	28.1	4.9	16.3	3.1	26.3	-5.1	10.9
2014	7,559	931	106	171	3,751	9,630	679	3,884	1,615	28,356
% Change	16.1	11.5	**	71.0	16.1	-8.9	2.7	3.5	18.0	4.8
2013	6,513	835	22	100	3,231	10,572	661	3,751	1,369	27,054
% Change	6.3	16.1	-99.1	13.6	1.0	0.6	26.6	104.4	-31.1	-1.5
2012	6,129	719	2,476	88	3,198	10,510	522	1,835	1,988	27,465
% Change	-6.6	6.4	6.5	-29.6	-15.5	28.5	4.0	-16.4	-3.2	4.0
2011	6,559	676	2,325	125	3,783	8,181	502	2,195	2,054	26,400
% Change	-24.8	0.7	59.4	-36.5	15.4	16.4	-40.6	57.1	-28.7	-0.3
2010	8,723	671	1,459	197	3,277	7,031	845	1,397	2,879	26,479
% Change	46.9	40.4	93.5	58.9	41.8	119.7	109.7	126.4	28.3	64.7
2009	5,940	478	754	124	2,311	3,201	403	617	2,244	16,077
% Change	-26.3	-35.1	-8.4	-51.4	-47.3	-78.9	-6.1	-34.3	-35.2	-53.2
2008	8,060	737	823	255	4,383	15,206	429	939	3,464	34,321
% Change	-18.8	2.8	34.0	-41.5	-6.4	-8.7	-15.9	15.1	-28.3	-12.4
2007	9,925	717	614	436	4,681	16,663	510	816	4,833	39,195

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
British Columbia Region
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Centres 100,000+											
Abbotsford-Mission	72	131	0	4	27	63	309	184	408	382	6.8
Kelowna	169	126	26	40	49	23	531	376	775	565	37.2
Vancouver	894	1,197	64	112	596	773	3,715	4,999	5,269	7,081	-25.6
Victoria	228	218	16	24	57	19	244	332	545	593	-8.1
Centres 50,000 - 99,999											
Chilliwack	96	82	0	12	53	46	0	2	149	142	4.9
Courtenay	46	38	2	2	4	0	18	4	70	44	59.1
Kamloops	20	32	8	6	0	15	1	73	29	126	-77.0
Nanaimo	80	104	10	14	8	19	71	56	169	193	-12.4
Prince George	11	23	2	0	0	0	6	3	19	26	-26.9
Vernon	33	21	14	10	7	0	5	2	59	33	78.8
Centres 10,000 - 49,999											
Campbell River	28	14	0	12	0	0	0	1	28	27	3.7
Cranbrook	2	17	0	0	0	0	0	0	2	17	-88.2
Dawson Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Duncan	33	22	0	5	0	12	9	1	42	40	5.0
Fort St. John	4	10	0	6	0	0	1	40	5	56	-91.1
Nelson[1]	1	9	0	0	0	0	0	3	1	12	-91.7
Parksville-Qualicum Beach	50	35	0	0	0	0	0	0	50	35	42.9
Penticton	32	33	20	14	12	3	11	2	75	52	44.2
Port Alberni	15	13	0	0	0	0	0	1	15	14	7.1
Powell River	8	6	0	0	0	0	0	0	8	6	33.3
Prince Rupert	2	2	0	0	0	0	1	0	3	2	50.0
Quesnel	1	1	0	0	0	0	0	0	1	1	0.0
Salmon Arm	13	15	0	0	0	0	0	1	13	16	-18.8
Salt Spring Island[1]	11	3	0	0	0	0	0	0	11	3	**
Squamish	10	28	0	0	0	17	2	9	12	54	-77.8
Summerland	14	4	0	0	0	0	2	0	16	4	**
Terrace	1	1	0	0	0	0	0	1	1	2	-50.0
Williams Lake	2	1	0	0	0	0	0	0	2	1	100.0
Total British Columbia (10,000+)	1,876	2,187	162	261	813	990	4,926	6,090	7,777	9,528	-18.4

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
British Columbia Region
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Centres 100,000+											
Abbotsford-Mission	72	131	0	4	27	63	309	184	408	382	6.8
Kelowna	169	126	26	40	49	23	531	376	775	565	37.2
Vancouver	894	1,197	64	112	596	773	3,715	4,999	5,269	7,081	-25.6
Victoria	228	218	16	24	57	19	244	332	545	593	-8.1
Centres 50,000 - 99,999											
Chilliwack	96	82	0	12	53	46	0	2	149	142	4.9
Courtenay[1]	46	38	2	2	4	0	18	4	70	44	59.1
Kamloops	20	32	8	6	0	15	1	73	29	126	-77.0
Nanaimo	80	104	10	14	8	19	71	56	169	193	-12.4
Prince George	11	23	2	0	0	0	6	3	19	26	-26.9
Vernon	33	21	14	10	7	0	5	2	59	33	78.8
Centres 10,000 - 49,999											
Campbell River	28	14	0	12	0	0	0	1	28	27	3.7
Cranbrook	2	17	0	0	0	0	0	0	2	17	-88.2
Dawson Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Duncan	33	22	0	5	0	12	9	1	42	40	5.0
Fort St. John	4	10	0	6	0	0	1	40	5	56	-91.1
Nelson[1]	1	9	0	0	0	0	0	3	1	12	-91.7
Parksville-Qualicum Beach	50	35	0	0	0	0	0	0	50	35	42.9
Penticton	32	33	20	14	12	3	11	2	75	52	44.2
Port Alberni	15	13	0	0	0	0	0	1	15	14	7.1
Powell River	8	6	0	0	0	0	0	0	8	6	33.3
Prince Rupert	2	2	0	0	0	0	1	0	3	2	50.0
Quesnel	1	1	0	0	0	0	0	0	1	1	0.0
Salmon Arm	13	15	0	0	0	0	0	1	13	16	-18.8
Salt Spring Island[1]	11	3	0	0	0	0	0	0	11	3	**
Squamish	10	28	0	0	0	17	2	9	12	54	-77.8
Summerland	14	4	0	0	0	0	2	0	16	4	**
Terrace	1	1	0	0	0	0	0	1	1	2	-50.0
Williams Lake	2	1	0	0	0	0	0	0	2	1	100.0
Total British Columbia (10,000+)	1,876	2,187	162	261	813	990	4,926	6,090	7,777	9,528	-18.4

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centres 100,000+								
Abbotsford-Mission	27	63	0	0	299	169	10	15
Kelowna	49	23	0	0	182	33	349	343
Vancouver	596	773	0	0	3,013	3,253	702	1,746
Victoria	34	19	23	0	113	43	131	289
Centres 50,000 - 99,999								
Chilliwack	53	46	0	0	0	0	0	2
Courtenay	4	0	0	0	16	0	2	4
Kamloops	0	15	0	0	0	68	1	5
Nanaimo	8	19	0	0	28	9	43	47
Prince George	0	0	0	0	0	0	6	3
Vernon	7	0	0	0	0	0	5	2
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	0	1
Cranbrook	0	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	0
Duncan	0	12	0	0	5	0	4	1
Fort St. John	0	0	0	0	0	40	1	0
Nelson[1]	0	0	0	0	0	0	0	3
Parksville-Qualicum Beach	0	0	0	0	0	0	0	0
Penticton	12	3	0	0	0	0	11	2
Port Alberni	0	0	0	0	0	0	0	1
Powell River	0	0	0	0	0	0	0	0
Prince Rupert	0	0	0	0	0	0	1	0
Quesnel	0	0	0	0	0	0	0	0
Salmon Arm	0	0	0	0	0	0	0	1
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	0	17	0	0	0	0	2	9
Summerland	0	0	0	0	0	0	2	0
Terrace	0	0	0	0	0	0	0	1
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	790	990	23	0	3,656	3,615	1,270	2,475

Source: CMHC (Starts and Completions Survey)

[1] This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Abbotsford-Mission	27	63	0	0	299	169	10	15
Kelowna	49	23	0	0	182	33	349	343
Vancouver	596	773	0	0	3,013	3,253	702	1,746
Victoria	34	19	23	0	113	43	131	289
Centres 50,000 - 99,999								
Chilliwack	53	46	0	0	0	0	0	2
Courtenay	4	0	0	0	16	0	2	4
Kamloops	0	15	0	0	0	68	1	5
Nanaimo	8	19	0	0	28	9	43	47
Prince George	0	0	0	0	0	0	6	3
Vernon	7	0	0	0	0	0	5	2
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	0	1
Cranbrook	0	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	0
Duncan	0	12	0	0	5	0	4	1
Fort St. John	0	0	0	0	0	40	1	0
Nelson[1]	0	0	0	0	0	0	0	3
Parksville-Qualicum Beach	0	0	0	0	0	0	0	0
Penticton	12	3	0	0	0	0	11	2
Port Alberni	0	0	0	0	0	0	0	1
Powell River	0	0	0	0	0	0	0	0
Prince Rupert	0	0	0	0	0	0	1	0
Quesnel	0	0	0	0	0	0	0	0
Salmon Arm	0	0	0	0	0	0	0	1
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	0	17	0	0	0	0	2	9
Summerland	0	0	0	0	0	0	2	0
Terrace	0	0	0	0	0	0	0	1
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	790	990	23	0	3,656	3,615	1,270	2,475

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
British Columbia Region
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centres 100,000+								
Abbotsford-Mission	69	114	325	238	14	30	408	382
Kelowna	187	132	233	81	355	352	775	565
Vancouver	834	1,121	3,643	4,061	792	1,899	5,269	7,081
Victoria	228	232	156	66	161	295	545	593
Centres 50,000 - 99,999								
Chilliwack	64	77	85	62	0	3	149	142
Courtenay	44	33	23	4	3	7	70	44
Kamloops	20	31	6	89	3	6	29	126
Nanaimo	77	96	48	47	44	50	169	193
Prince George	13	23	0	0	6	3	19	26
Vernon	43	29	10	2	6	2	59	33
Centres 10,000 - 49,999								
Campbell River	24	15	2	10	2	2	28	27
Cranbrook	2	13	0	0	0	4	2	17
Dawson Creek	0	1	0	0	0	0	0	1
Duncan	31	21	6	18	5	1	42	40
Fort St. John	4	16	0	40	1	0	5	56
Nelson[1]	1	8	0	0	0	4	1	12
Parksville-Qualicum Beach	45	33	3	0	2	2	50	35
Penticton	39	37	23	12	13	3	75	52
Port Alberni	13	9	0	4	2	1	15	14
Powell River	8	6	0	0	0	0	8	6
Prince Rupert	2	2	0	0	1	0	3	2
Quesnel	0	1	0	0	1	0	1	1
Salmon Arm	7	15	6	0	0	1	13	16
Salt Spring Island[1]	10	3	0	0	1	0	11	3
Squamish	8	26	0	17	4	11	12	54
Summerland	10	3	3	0	3	1	16	4
Terrace	1	1	0	0	0	1	1	2
Williams Lake	0	0	0	0	2	1	2	1
Total British Columbia (10,000+)	1,784	2,098	4,572	4,751	1,421	2,679	7,777	9,528

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
British Columbia Region
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Abbotsford-Mission	69	114	325	238	14	30	408	382
Kelowna	187	132	233	81	355	352	775	565
Vancouver	834	1,121	3,643	4,061	792	1,899	5,269	7,081
Victoria	228	232	156	66	161	295	545	593
Centres 50,000 - 99,999								
Chilliwack	64	77	85	62	0	3	149	142
Courtenay	44	33	23	4	3	7	70	44
Kamloops	20	31	6	89	3	6	29	126
Nanaimo	77	96	48	47	44	50	169	193
Prince George	13	23	0	0	6	3	19	26
Vernon	43	29	10	2	6	2	59	33
Centres 10,000 - 49,999								
Campbell River	24	15	2	10	2	2	28	27
Cranbrook	2	13	0	0	0	4	2	17
Dawson Creek	0	1	0	0	0	0	0	1
Duncan	31	21	6	18	5	1	42	40
Fort St. John	4	16	0	40	1	0	5	56
Nelson[1]	1	8	0	0	0	4	1	12
Parksville-Qualicum Beach	45	33	3	0	2	2	50	35
Penticton	39	37	23	12	13	3	75	52
Port Alberni	13	9	0	4	2	1	15	14
Powell River	8	6	0	0	0	0	8	6
Prince Rupert	2	2	0	0	1	0	3	2
Quesnel	0	1	0	0	1	0	1	1
Salmon Arm	7	15	6	0	0	1	13	16
Salt Spring Island[1]	10	3	0	0	1	0	11	3
Squamish	8	26	0	17	4	11	12	54
Summerland	10	3	3	0	3	1	16	4
Terrace	1	1	0	0	0	1	1	2
Williams Lake	0	0	0	0	2	1	2	1
Total British Columbia (10,000+)	1,784	2,098	4,572	4,751	1,421	2,679	7,777	9,528

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
British Columbia Region
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Centres 100,000+											
Abbotsford-Mission	89	79	16	0	36	54	78	11	219	144	52.1
Kelowna	121	118	38	42	28	43	89	203	276	406	-32.0
Vancouver	920	1,080	84	110	533	618	3,200	3,959	4,737	5,767	-17.9
Victoria	186	118	36	27	29	35	222	185	473	365	29.6
Centres 50,000 - 99,999											
Chilliwack	77	59	2	2	48	68	3	0	130	129	0.8
Courtenay	53	40	0	8	0	7	5	3	58	58	0.0
Kamloops	56	54	14	6	13	15	110	1	193	76	153.9
Nanaimo	111	68	8	2	17	5	53	137	189	212	-10.8
Prince George	12	35	0	4	0	0	0	5	12	44	-72.7
Vernon	48	28	18	6	0	7	7	3	73	44	65.9
Centres 10,000 - 49,999											
Campbell River	19	24	7	0	0	0	2	0	28	24	16.7
Cranbrook	17	12	0	0	0	4	0	0	17	16	6.3
Dawson Creek	2	10	2	4	0	0	1	6	5	20	-75.0
Duncan	26	27	0	2	4	0	2	6	32	35	-8.6
Fort St. John	10	25	12	30	4	149	4	219	30	423	-92.9
Nelson[1]	12	3	2	2	0	0	1	1	15	6	150
Parksville-Qualicum Beach	43	26	0	12	0	0	0	1	43	39	10.3
Penticton	29	24	10	8	3	8	3	22	45	62	-27.4
Port Alberni	15	8	0	0	0	0	0	0	15	8	87.5
Powell River	8	9	2	2	0	0	1	15	11	26	-57.7
Prince Rupert	3	2	0	0	0	0	0	0	3	2	50.0
Quesnel	6	4	0	0	0	4	0	0	6	8	-25.0
Salmon Arm	41	31	0	0	0	0	1	1	42	32	31.3
Salt Spring Island[1]	12	5	0	0	0	0	0	0	12	5	140
Squamish	23	18	0	0	29	13	124	5	176	36	**
Summerland	14	11	0	0	0	0	1	1	15	12	25.0
Terrace	5	8	0	0	4	6	0	0	9	14	-35.7
Williams Lake	8	7	0	0	0	0	0	2	8	9	-11.1
Total British Columbia (10,000+	1,966	1,933	251	267	748	1,036	3,907	4,786	6,872	8,022	-14.3

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
British Columbia Region
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Centres 100,000+											
Abbotsford-Mission	89	79	16	0	36	54	78	11	219	144	52.1
Kelowna	121	118	38	42	28	43	89	203	276	406	-32.0
Vancouver	920	1,080	84	110	533	618	3,200	3,959	4,737	5,767	-17.9
Victoria	186	118	36	27	29	35	222	185	473	365	29.6
Centres 50,000 - 99,999											
Chilliwack	77	59	2	2	48	68	3	0	130	129	0.8
Courtenay	53	40	0	8	0	7	5	3	58	58	0.0
Kamloops	56	54	14	6	13	15	110	1	193	76	153.9
Nanaimo	111	68	8	2	17	5	53	137	189	212	-10.8
Prince George	12	35	0	4	0	0	0	5	12	44	-72.7
Vernon	48	28	18	6	0	7	7	3	73	44	65.9
Centres 10,000 - 49,999											
Campbell River	19	24	7	0	0	0	2	0	28	24	16.7
Cranbrook	17	12	0	0	0	4	0	0	17	16	6.3
Dawson Creek	2	10	2	4	0	0	1	6	5	20	-75.0
Duncan	26	27	0	2	4	0	2	6	32	35	-8.6
Fort St. John	10	25	12	30	4	149	4	219	30	423	-92.9
Nelson[1]	12	3	2	2	0	0	1	1	15	6	150
Parksville-Qualicum Beach	43	26	0	12	0	0	0	1	43	39	10.3
Penticton	29	24	10	8	3	8	3	22	45	62	-27.4
Port Alberni	15	8	0	0	0	0	0	0	15	8	87.5
Powell River	8	9	2	2	0	0	1	15	11	26	-57.7
Prince Rupert	3	2	0	0	0	0	0	0	3	2	50.0
Quesnel	6	4	0	0	0	4	0	0	6	8	-25.0
Salmon Arm	41	31	0	0	0	0	1	1	42	32	31.3
Salt Spring Island[1]	12	5	0	0	0	0	0	0	12	5	140
Squamish	23	18	0	0	29	13	124	5	176	36	**
Summerland	14	11	0	0	0	0	1	1	15	12	25.0
Terrace	5	8	0	0	4	6	0	0	9	14	-35.7
Williams Lake	8	7	0	0	0	0	0	2	8	9	-11.1
Total British Columbia (10,000+	1,966	1,933	251	267	748	1,036	3,907	4,786	6,872	8,022	-14.3

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centres 100,000+								
Abbotsford-Mission	36	54	0	0	62	0	16	11
Kelowna	28	23	0	20	0	138	89	65
Vancouver	533	618	0	0	2,741	3,213	459	746
Victoria	21	35	8	0	0	147	222	38
Centres 50,000 - 99,999								
Chilliwack	48	68	0	0	0	0	3	0
Courtenay	0	7	0	0	0	0	5	3
Kamloops	13	15	0	0	0	0	110	1
Nanaimo	17	5	0	0	9	4	44	133
Prince George	0	0	0	0	0	0	0	5
Vernon	0	7	0	0	0	0	7	3
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	2	0
Cranbrook	0	4	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	1	6
Duncan	4	0	0	0	0	4	2	2
Fort St. John	0	149	4	0	0	100	4	119
Nelson[1]	0	0	0	0	0	0	1	1
Parksville-Qualicum Beach	0	0	0	0	0	0	0	1
Penticton	3	0	0	8	0	0	3	22
Port Alberni	0	0	0	0	0	0	0	0
Powell River	0	0	0	0	0	14	1	1
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	0	4	0	0	0	0	0	0
Salmon Arm	0	0	0	0	0	0	1	1
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	29	13	0	0	116	0	8	5
Summerland	0	0	0	0	0	0	1	1
Terrace	4	6	0	0	0	0	0	0
Williams Lake	0	0	0	0	0	0	0	2
Total British Columbia (10,000+)	736	1,008	12	28	2,928	3,620	979	1,166

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Abbotsford-Mission	36	54	0	0	62	0	16	11
Kelowna	28	23	0	20	0	138	89	65
Vancouver	533	618	0	0	2,741	3,213	459	746
Victoria	21	35	8	0	0	147	222	38
Centres 50,000 - 99,999								
Chilliwack	48	68	0	0	0	0	3	0
Courtenay	0	7	0	0	0	0	5	3
Kamloops	13	15	0	0	0	0	110	1
Nanaimo	17	5	0	0	9	4	44	133
Prince George	0	0	0	0	0	0	0	5
Vernon	0	7	0	0	0	0	7	3
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	2	0
Cranbrook	0	4	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	1	6
Duncan	4	0	0	0	0	4	2	2
Fort St. John	0	149	4	0	0	100	4	119
Nelson[1]	0	0	0	0	0	0	1	1
Parksville-Qualicum Beach	0	0	0	0	0	0	0	1
Penticton	3	0	0	8	0	0	3	22
Port Alberni	0	0	0	0	0	0	0	0
Powell River	0	0	0	0	0	14	1	1
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	0	4	0	0	0	0	0	0
Salmon Arm	0	0	0	0	0	0	1	1
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	29	13	0	0	116	0	8	5
Summerland	0	0	0	0	0	0	1	1
Terrace	4	6	0	0	0	0	0	0
Williams Lake	0	0	0	0	0	0	0	2
Total British Columbia (10,000+)	736	1,008	12	28	2,928	3,620	979	1,166

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2012, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
British Columbia Region
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centres 100,000+								
Abbotsford-Mission	97	76	101	54	21	14	219	144
Kelowna	127	144	50	173	99	89	276	406
Vancouver	848	1,046	3,314	3,883	575	838	4,737	5,767
Victoria	210	135	31	191	232	39	473	365
Centres 50,000 - 99,999								
Chilliwack	67	65	58	63	5	1	130	129
Courtenay	43	36	8	17	7	5	58	58
Kamloops	52	44	31	29	110	3	193	76
Nanaimo	91	63	49	11	49	138	189	212
Prince George	12	36	0	2	0	6	12	44
Vernon	65	29	0	11	8	4	73	44
Centres 10,000 - 49,999								
Campbell River	20	22	6	1	2	1	28	24
Cranbrook	14	11	1	0	2	5	17	16
Dawson Creek	4	14	0	0	1	6	5	20
Duncan	20	25	8	5	4	5	32	35
Fort St. John	22	77	0	227	8	119	30	423
Nelson[1]	14	5	0	0	1	1	15	6
Parksville-Qualicum Beach	39	25	1	13	3	1	43	39
Penticton	31	29	10	0	4	33	45	62
Port Alberni	11	6	2	2	2	0	15	8
Powell River	8	9	2	16	1	1	11	26
Prince Rupert	3	1	0	0	0	1	3	2
Quesnel	3	3	0	4	3	1	6	8
Salmon Arm	28	28	12	2	2	2	42	32
Salt Spring Island[1]	9	5	2	0	1	0	12	5
Squamish	19	17	147	13	10	6	176	36
Summerland	13	6	1	2	1	4	15	12
Terrace	2	8	4	6	3	0	9	14
Williams Lake	4	6	0	0	4	3	8	9
Total British Columbia (10,000+)	1,876	1,971	3,838	4,725	1,158	1,326	6,872	8,022

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.5: Completions by Submarket and by Intended Market
British Columbia Region
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Abbotsford-Mission	97	76	101	54	21	14	219	144
Kelowna	127	144	50	173	99	89	276	406
Vancouver	848	1,046	3,314	3,883	575	838	4,737	5,767
Victoria	210	135	31	191	232	39	473	365
Centres 50,000 - 99,999								
Chilliwack	67	65	58	63	5	1	130	129
Courtenay	43	36	8	17	7	5	58	58
Kamloops	52	44	31	29	110	3	193	76
Nanaimo	91	63	49	11	49	138	189	212
Prince George	12	36	0	2	0	6	12	44
Vernon	65	29	0	11	8	4	73	44
Centres 10,000 - 49,999								
Campbell River	20	22	6	1	2	1	28	24
Cranbrook	14	11	1	0	2	5	17	16
Dawson Creek	4	14	0	0	1	6	5	20
Duncan	20	25	8	5	4	5	32	35
Fort St. John	22	77	0	227	8	119	30	423
Nelson[1]	14	5	0	0	1	1	15	6
Parksville-Qualicum Beach	39	25	1	13	3	1	43	39
Penticton	31	29	10	0	4	33	45	62
Port Alberni	11	6	2	2	2	0	15	8
Powell River	8	9	2	16	1	1	11	26
Prince Rupert	3	1	0	0	0	1	3	2
Quesnel	3	3	0	4	3	1	6	8
Salmon Arm	28	28	12	2	2	2	42	32
Salt Spring Island[1]	9	5	2	0	1	0	12	5
Squamish	19	17	147	13	10	6	176	36
Summerland	13	6	1	2	1	4	15	12
Terrace	2	8	4	6	3	0	9	14
Williams Lake	4	6	0	0	4	3	8	9
Total British Columbia (10,000+)	1,876	1,971	3,838	4,725	1,158	1,326	6,872	8,022

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Chilliwack													
Q1 2017	0	0.0	1	1.6	7	10.9	27	42.2	29	45.3	64	635,000	681,361
Q1 2016	1	1.6	4	6.5	37	59.7	13	21.0	7	11.3	62	450,000	497,229
Year-to-date 2017	0	0.0	1	1.6	7	10.9	27	42.2	29	45.3	64	635,000	681,361
Year-to-date 2016	1	1.6	4	6.5	37	59.7	13	21.0	7	11.3	62	450,000	497,229
Courtenay													
Q1 2017	0	0.0	2	4.3	18	38.3	16	34.0	11	23.4	47	570,000	572,378
Q1 2016	1	3.0	3	9.1	12	36.4	11	33.3	6	18.2	33	450,000	532,807
Year-to-date 2017	0	0.0	2	4.3	18	38.3	16	34.0	11	23.4	47	570,000	572,378
Year-to-date 2016	1	3.0	3	9.1	12	36.4	11	33.3	6	18.2	33	450,000	532,807
Kamloops													
Q1 2017	3	5.2	12	20.7	8	13.8	22	37.9	13	22.4	58	540,000	517,052
Q1 2016	6	9.1	13	19.7	17	25.8	22	33.3	8	12.1	66	475,000	485,808
Year-to-date 2017	3	5.2	12	20.7	8	13.8	22	37.9	13	22.4	58	540,000	517,052
Year-to-date 2016	6	9.1	13	19.7	17	25.8	22	33.3	8	12.1	66	475,000	485,808
Nanaimo													
Q1 2017	4	5.1	20	25.6	24	30.8	20	25.6	10	12.8	78	445,000	489,907
Q1 2016	0	0.0	18	24.7	22	30.1	19	26.0	14	19.2	73	495,000	524,705
Year-to-date 2017	4	5.1	20	25.6	24	30.8	20	25.6	10	12.8	78	445,000	489,907
Year-to-date 2016	0	0.0	18	24.7	22	30.1	19	26.0	14	19.2	73	495,000	524,705
Prince George													
Q1 2017	0	0.0	8	40.0	9	45.0	3	15.0	0	0.0	20	440,000	432,910
Q1 2016	6	22.2	5	18.5	9	33.3	5	18.5	2	7.4	27	-	422,187
Year-to-date 2017	0	0.0	8	40.0	9	45.0	3	15.0	0	0.0	20	440,000	432,910
Year-to-date 2016	6	22.2	5	18.5	9	33.3	5	18.5	2	7.4	27	-	422,187
Vernon													
Q1 2017	0	0.0	1	2.4	1	2.4	16	39.0	23	56.1	41	655,000	718,783
Q1 2016	1	2.4	1	2.4	4	9.8	14	34.1	21	51.2	41	650,000	683,815
Year-to-date 2017	0	0.0	1	2.4	1	2.4	16	39.0	23	56.1	41	655,000	718,783
Year-to-date 2016	1	2.4	1	2.4	4	9.8	14	34.1	21	51.2	41	650,000	683,815
Abbotsford-Mission CMA													
Q1 2017	1	1.3	0	0.0	0	0.0	4	5.1	74	93.7	79	830,000	941,308
Q1 2016	0	0.0	5	5.9	12	14.1	38	44.7	30	35.3	85	610,000	603,770
Year-to-date 2017	1	1.3	0	0.0	0	0.0	4	5.1	74	93.7	79	830,000	941,308
Year-to-date 2016	0	0.0	5	5.9	12	14.1	38	44.7	30	35.3	85	610,000	603,770
Kelowna CMA													
Q1 2017	2	1.8	5	4.5	16	14.3	29	25.9	60	53.6	112	655,000	824,724
Q1 2016	2	1.8	6	5.5	14	12.8	44	40.4	43	39.4	109	600,000	736,888
Year-to-date 2017	2	1.8	5	4.5	16	14.3	29	25.9	60	53.6	112	655,000	824,724
Year-to-date 2016	2	1.8	6	5.5	14	12.8	44	40.4	43	39.4	109	600,000	736,888
Vancouver CMA													
Q1 2017	0	0.0	0	0.0	1	0.1	18	2.6	677	97.3	696	1,495,000	1,913,151
Q1 2016	1	0.1	2	0.2	24	2.2	70	6.5	973	90.9	1,070	1,400,000	1,778,913
Year-to-date 2017	0	0.0	0	0.0	1	0.1	18	2.6	677	97.3	696	1,495,000	1,913,151
Year-to-date 2016	1	0.1	2	0.2	24	2.2	70	6.5	973	90.9	1,070	1,400,000	1,778,913

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria CMA													
Q1 2017	0	0.0	4	2.1	20	10.4	51	26.4	118	61.1	193	730,000	868,935
Q1 2016	0	0.0	6	4.8	1	0.8	31	24.6	71	56.3	126	700,000	858,563
Year-to-date 2017	0	0.0	4	2.1	24	12.4	51	26.4	118	61.1	193	730,000	868,935
Year-to-date 2016	0	0.0	6	4.8	1	0.8	31	24.6	71	56.3	126	700,000	858,563
Total Urban Centres in British Columbia (50,000+)													
Q1 2017	10	0.7	53	3.8	104	7.5	206	14.8	1,015	73.1	1,388	905,000	1,327,686
Q1 2016	18	1.1	63	3.7	169	10.0	267	15.8	1,175	69.4	1,692	912,500	1,360,066
Year-to-date 2017	10	0.7	53	3.8	104	7.5	206	14.8	1,015	73.1	1,388	905,000	1,327,686
Year-to-date 2016	18	1.1	63	3.7	169	10.0	267	15.8	1,175	69.4	1,692	912,500	1,360,066

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for British Columbia

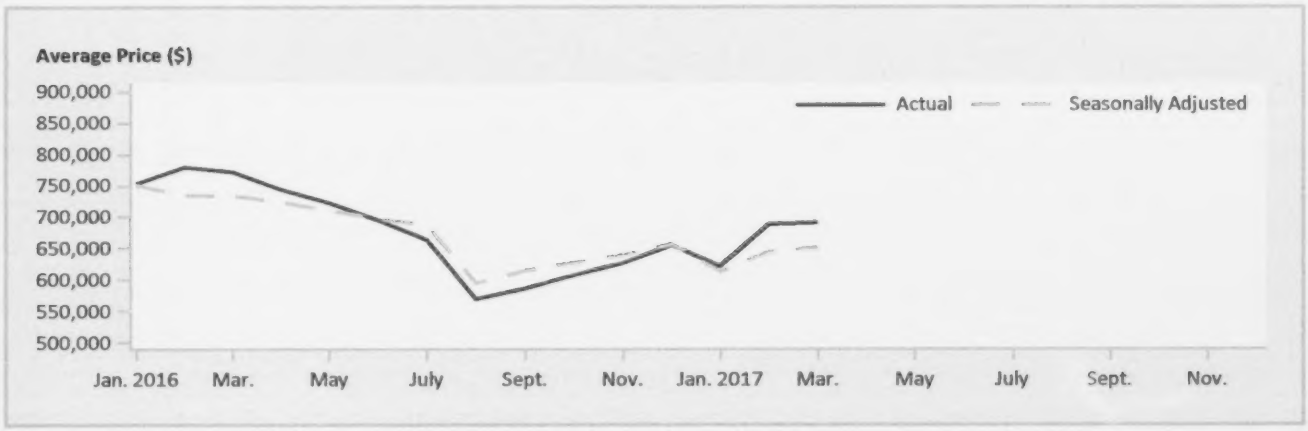


Figure 5.2: MLS® Residential Sales for British Columbia

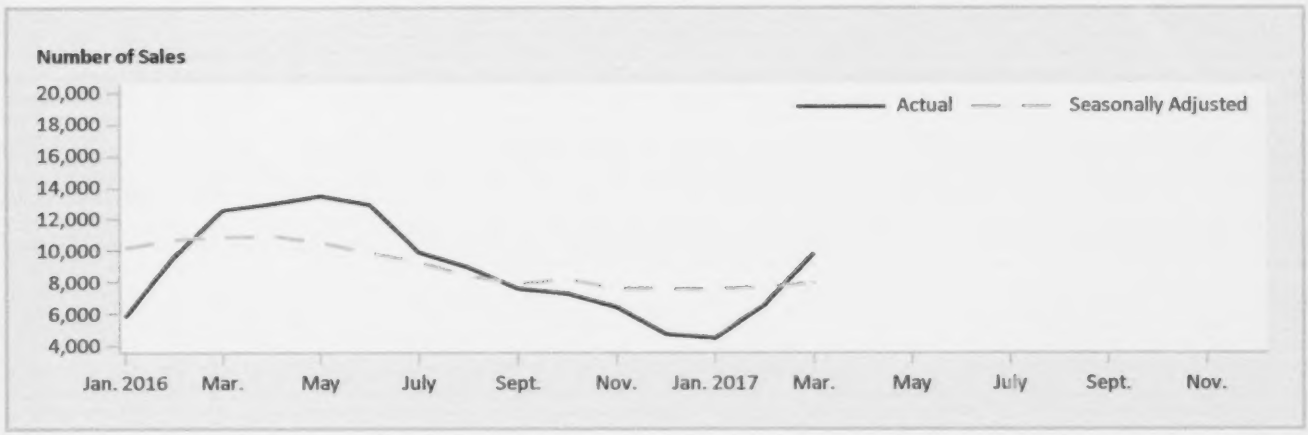
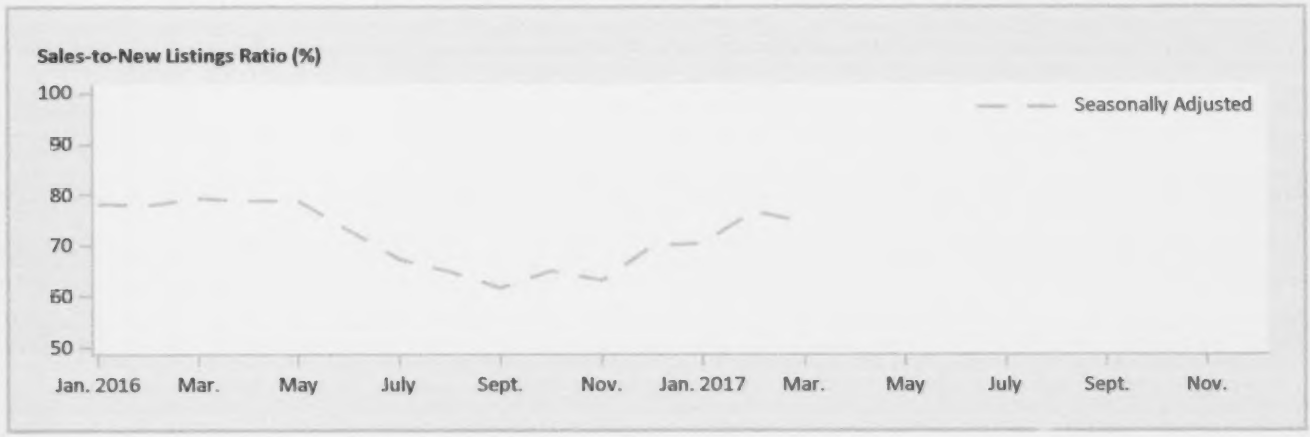


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for British Columbia



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Level of Economic Indicators for British Columbia Region
First Quarter 2017

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2016	January - March	561	3.1	4.6	2,350.7	6.5	12,719	111.4	918	10,708,238	74.03
	April - June	561	3.1	4.6	2,374.6	5.9	19,210	112.0	920	11,467,630	77.77
	July - September	565	3.1	4.7	2,390.0	5.6	18,377	123.5	924	11,974,570	76.36
	October - December	561	3.1	4.6	2,401.5	6.0	2,632	123.2	921	11,719,547	74.50
2017	January - March	561	3.1	4.6	2,433.7	5.4		128.7	927		75.77
	April - June										
	July - September										
	October - December										

Table 6.1: Growth (1) of Economic Indicators for British Columbia Region
First Quarter 2017

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2016	January - March	-1.2	0.2	-0.1	2.8	0.8	124.1	-5.5	1.0	1.2	-6.5
	April - June	0.0	0.3	0.0	3.8	-0.3	85.0	-0.4	0.3	1.7	-4.1
	July - September	0.7	0.3	0.1	3.2	-0.7	5.4	9.7	0.7	6.1	0.7
	October - December	0.0	0.1	0.0	2.6	-0.4	***	6.5	1.0	7.7	0.0
2017	January - March	0.0	0.0	0.0	3.5	-1.2		15.5	1.0		2.4
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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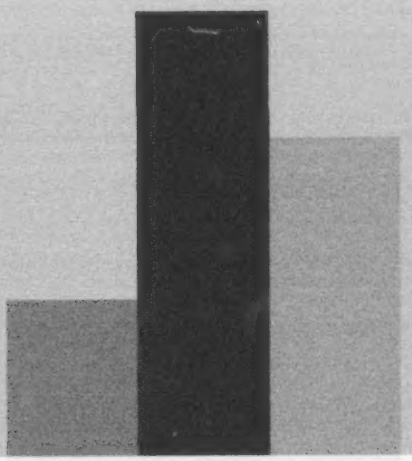

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